



CLIFFORD SMITH & BUCHANAN

SOLICITORS, ESTATE AGENTS
& HIP PROVIDERS

Partners:
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36 WEATHERHILL CRESCENT,
BRIERFIELD, BB9 0HF
REDUCED TO £137,500

- ❖ SUPERB MODERN SEMI DETACHED HOUSE
- ❖ CHOICE CORNER POSITION IN CUL-DE-SAC WITH EXCELLENT PANORAMIC VIEWS TO FRONT SIDE AND REAR
- ❖ HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- ❖ DECEPTIVELY SPACIOUS EXTENDED ACCOMMODATION
- ❖ THREE BEDROOMS
- ❖ DRIVEWAY WITH AMPLE PARKING AND INTEGRAL GARAGE
- ❖ GAS CENTRAL HEATING (COMBI) AND UPVC DOUBLE GLAZING
- ❖ **STAMP DUTY & LEGAL FEES PAID**
- ❖ **NO CHAIN**

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Visit the CSB website at www.cs-b.co.uk



INTRODUCTION

This is an excellent opportunity to acquire a MODERN SEMI DETACHED PROPERTY which occupies a choice extremely pleasant and private position enjoying magnificent panoramic views of the surrounding area and countryside taking in Pendle Hill. The property has been EXTENDED to provide first class and deceptively spacious living accommodation incorporating a splendid spacious DINING ROOM which is ideal for entertaining purposes and a SUPERB MODERN FITTED BREAKFAST KITCHEN which is ideal for YOUNG GROWING FAMILIES in particular. GAS CENTRAL HEATING run from a Biasi "combination" boiler creates a warm welcoming atmosphere and this is complemented by UPVC DOUBLE GLAZING. Another feature worthy of particular mention is the extensive parking to the front of the property which also leads to an INTEGRAL GARAGE.

Located in this highly desirable residential area, just off Kings Causeway, and being positioned in a cul-de-sac make an ideal living environment for GROWING FAMILIES WITH CHILDREN, also enjoying a semi rural position adjacent to open countryside/grazing land. Nelson Golf Club and all town centre amenities of Brierfield, Nelson and Burnley are all within comfortable travelling distance by car. Access onto the M65 motorway is also a few minutes away which makes commuting throughout the whole North West region extremely convenient.

An early appointment to view this first class family home can be highly recommended and is absolutely essential to appreciate the quality of the accommodation offered and the prime position it occupies.

The accommodation afforded is as follows: -

UPVC STAINED GLASS DOUBLE GLAZED ENTRANCE DOOR

With uPVC double glazed side windows (frosted with leaf pattern), leading into: -

RECEPTION HALLWAY

Having radiator, wood laminate floor, stairs leading to the first floor, telephone point.



marble inlay and inset coal effect living flame gas fire set on raised matching black marble hearth, archway leading into: -

PLEASANT LOUNGE

14'6" x 12'0"

A light and airy room having uPVC double glazed window overlooking the front and surrounding area, coved ceiling, radiator, t.v. aerial point, attractive fireplace with black





SUPERB EXTENDED DINING ROOM

18'6" x 9'0"

Spacious dining room which is ideal for entertaining purposes and has a coved ceiling, radiator, uPVC double glazed window pleasantly overlooking the rear garden. uPVC double glazed patio doors pleasantly overlooking and leading out into the rear garden, useful understairs storage cupboard.

EXTENDED BREAKFAST KITCHEN

15'4" x 7'9"

Boasting an excellent range of very attractive white gloss fitted base and wall cupboards, matching drawers, ample complementary working surfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap and matching cupboards under, plumbing for automatic washing machine, attractive wood laminate floor, uPVC double glazed window pleasantly overlooking the rear garden, radiator, illuminated cooker extractor hood, gas cooker point, personal door leading into integral garage, uPVC double glazed entrance door (frosted with leaf pattern) leading out into the rear garden.



STAIRS TO FIRST FLOOR LANDING AREA

Having spindle balustrade, access to loft, uPVC double glazed window affording panoramic views of the surrounding area and countryside taking in Pendle Hill.



BEDROOM ONE

12'0" x 11'2"

A double bedroom having uPVC double glazed window overlooking the front and affording panoramic views of the surrounding area and countryside taking in Pendle Hill, radiator.

BEDROOM TWO

11'3 x 10'9"

Another double bedroom having radiator, uPVC double glazed window pleasantly overlooking the rear garden adjacent grazing land and surrounding countryside, built-in wardrobe.



BEDROOM THREE

8'2" x 6'3"

A single bedroom having radiator, uPVC double glazed window overlooking the front and enjoying long distance views of the surrounding area and countryside taking in Pendle Hill.



ATTRACTIVE BATHROOM

Having three piece white suite with chrome plated fittings incorporating panelled bath with Mira Essential shower unit and glazed shower screen over, additional hand held mixer shower unit, low level w.c. and pedestal handbasin, inset downlighting to ceiling, radiator, uPVC double glazed window (frosted), partially tiled walls.

USEFUL STORAGE LOFT

With pull down aluminium access ladder and light.

OUTSIDE

Distinctive paved driveway providing parking for several cars and leading to integral garage having up and over door, light, power, Biasi gas “combination” central heating boiler, external flower/shrub border. To the rear of the property is an extremely pleasant and private mainly lawned garden which abuts onto open grazing land/countryside and incorporates paved sun patio, timber garden shed, mature trees, flower/shrub borders and paved walkways.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	60
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

PLEASE NOTE

The heating system, electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them.

SERVICES

Mains supply of gas, water and electricity.

VIEWING ARRANGEMENTS

By appointment through our office at Nelson, telephone number 01282 693182.



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www.pacificfinancial.co.uk

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